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| Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number<br><b>Steven Pinsker</b><br><b>Pinsker &amp; Hurlbett</b><br>15 W. Carrillo St., Ste. 220<br>Santa Barbara, CA 93101<br>SB #113853<br>805-963-9111 | FOR COURT USE ONLY<br><div style="border: 2px solid black; padding: 10px; text-align: center;"> <b>FILED</b><br/> <b>FEB 19 2003</b><br/> <small>CLERK U.S. BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA<br/>Deputy Clerk</small> </div> |
| <b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA</b>   |   |
| In re: <b>Roger D. Mann &amp; Pennie S. Mann</b><br><br><br><br><br><br><br><br><br><br><div style="text-align: right;">Debtor(s).</div>   | CASE NO.: <b>ND 02-12881-RR</b>   |

### NOTICE OF SALE OF ESTATE PROPERTY

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|--|--------------------------------|
| <b>Sale Date:</b> <u>March 19, 2003</u>                      | <b>Time:</b> <u>10:00 a.m.</u> |
| <b>Location:</b> <u>1409 Via Arroyo, Ventura, California</u> |                                |

Type of Sale: ☒ Public    ☐ Private    Last date to file objections: March 5, 2003

Description of Property to be Sold: 1409 Via Arroyo, Ventura, California; Assessor's Parcel No. 0650211175

Terms and Conditions of Sale: "As-is" with balance paid within 30 days after the entry of an order approving the sale. Subject to encumbrances.

Proposed Sale Price: \$490,000.00

Overbid Procedure (If Any): Initial overbid in conformity with direction of the Court. Trustee will suggest an initial overbid of \$500,000.00.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:  
March 19, 2003 at 10:00 a.m.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Steven Pinsker, Esq.  
15 W. Carrillo St., Ste. 220  
Santa Barbara, CA 93101  
Phone: 805-963-9111  
Fax: 805-963-2209

Date: February 18, 2003